

DOCT. No. 2140/2015

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2159



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BE 738736

S.No. 11056 Date: 10-04-2014

CH. SHRAVANI

Sold to: RAMESH

LICENSED STAMP VENDOR

S/o. NARSING RAO

LIC.No.15-31-029/2013,

For Whom: KADAKIA & MODI HOUSING

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this the 1st day of June 2015 at S.R.O., Shamirpet, Ranga Reddy District by and between:

M/s. KADAKIA & MODI HOUSING, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, Son of Sri Satish Modi, aged about 45 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

INFAVOUR

Mr. Sriteja Bongu, Son of Mr. Bala Mohan Bongu, aged about 36 years, Occupation: Service, residing at # 49-58-5/8/1, Narsima Nagar, Visakhapatnam - 530 024, hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).




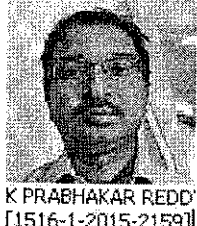

For KADAKIA & MODI HOUSING

Partner


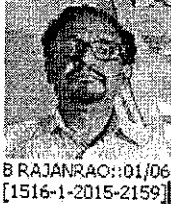




Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15835/- paid between the hours of 3 and 4 on the 01st day of JUN, 2015 by Sri K Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SRITEJA BONGU::01 [1516-1-2015-2159]	SRITEJA BONGU S/O. BALA MOHAN BONGU 49-58-5/8/1,NARSIMA NAGAR, VISAKHAPATNAM	
2	EX		 K PRABHAKAR REDDY [1516-1-2015-2159]	K PRABHAKAR REDDY(GPA FOR PRESENTING DOCT)[R]M/S KADAKIA & MODI HOUSING REP. BY IT'S MANAGING PARTNER SOHAM MODI SATISH MODI 5-4-187/3 & 4,2ND FLOOR., M.G.ROAD,SEC-BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 B RAJANRAO::01/06 [1516-1-2015-2159]	B RAJANRAO SHAMIRPET,RR DIST	
2		 B ANEELA::01/06/20 [1516-1-2015-2159]	B ANEELA BONGULUR, LB NAGAR,HYD	

01st day of June, 2015

Signature of  Joint SubRegistrar
Shamirpet

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 Joint SubRegistrar
 Shamirpet



WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about 25,250 Sq.yds, forming part of Sy. No.1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Sq.yds.)
1.	12499/2006	30.08.2006	1139	5050 Sq.yds
2.	8096/2006	30.05.2006	1139	5050 Sq.yds
3.	8097/2006	30.05.2006	1139	5050 Sq.yds
4.	8098/2006	30.05.2006	1139	5050 Sq.yds
5.	11482/2006	10.08.2006	1139	5050 Sq.yds
Total Extent of Land				25250 Sq.yds

All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- a. Smt. Immanni Sathyaveni W/o. Shri. Sheshagiri Rao
- b. Shri. Immanni Ravi Kiran S/o. Shri. Sheshagiri Rao
- c. Shri. Immanni Sathanarayana Krishna Prasad S/o. Shri. Sheshagiri Rao
- d. Smt. Immanni Seetha Mahalaxmi W/o. Shri. P. Ranjit

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Former Owners purchased the land from the pattedars of the land vide Sale Deed bearing No.2674/89 dated 18.04.1989. Vide proceeding of the Mandal Revenue Officer bearing no.B/2190/1989 dated 02.06.1989 the names of the Former Owners were mutated in the revenue records and patta passbooks/title books were issued to them.
- C) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and have obtained a permit for building construction from HUDA vide Permit No. 660/MP2/Plg/HUDA/07 dated 12/05/2008.
- D) The Vendee is desirous of purchasing a plot of land bearing no.47 admeasuring 178 sq. yds., along with construction having a total area of 1849 sft., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 31,67,000/- (Rupees Thirty One Lakhs Sixty Seven Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKA & MODI HOUSING

Partner

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	174085	174185
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		15835	15835
User Charges	NA	0	0		100	100
Total	100	0	0	0	190020	190120

Rs. 174085/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15835/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through DD No ,181517 dated ,01-JUN-15 of ,HDFC BANK/SEC-BAD

Date
01st day of June,2015

T. Nagaraj
Signature of Registering Officer
Shamirpet

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 Joint Sub Registrar
 Shamirpet

15 వ పుస్తకము 20 వేల (కా.శ. 193) పేజీల పుస్తకం
 2140 - రెవెన్యూ విభాగం చేయబడినది. స్టాంపు
 విధిగా స్టాంపు సేవకు 1316-1... 2140 - 2015
 అనుబంధం.
 2015 జూన్ 01... 1... వేల

T. Nagaraj
జూన్ 01, 2015



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.47 admeasuring 178 sq. yds, along with construction having a total area of 1849 sft, forming part of Sy. No.1139 situated at Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 31,67,000/- (Rupees Thirty One Lakhs Sixty Seven Thousand Only) financed by HDFC Ltd., Hyderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Property is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of the Scheduled Property.
3. The Vendor further covenant that the Schedule Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Property it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Property, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Property unto and in favour of the Vendee in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Property payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

For KADAKIA & MODI HOUSING

Partner

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Joint SubRegistrar
Shamirpet



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SCHEDULED PLOT

All that piece and parcel of bungalow on bearing Plot No. 47 admeasuring about 178 sq. yds., along with construction having a total area of 1849 sft., in the project known as "Bloomdale" forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 48
South	Plot No. 46
East	Plot No. 27
West	30' wide road

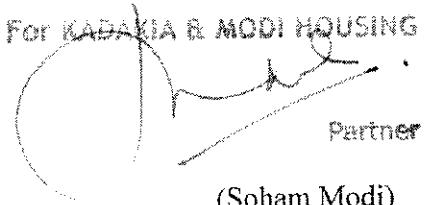
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For KADAKIA R MODI HOUSING



Partner

(Soham Modi)
VENDOR



VENDEE

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Joint SubRegistrar
Shamirpet

[Handwritten Signature]



N E X T U R E - 1 - A

1. Description of the Building : All that piece and parcel of semi-finished bungalow on bearing Plot No. 47 in the project known as "Bloomdale" forming part of Sy. No.1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (Ground + First Floor)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 178 sq. yds.
4. **Built up area Particulars:**
- a) In the Ground Floor : 946 sft
- b) In the First Floor : 903 sft
-
- Total Built up Area : 1849 Sft**
-
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 31,67,000/-

FOR KADAKIA & MODI HOUSING


Partner

Signature of the Executants

Date: 01.06.2015

C E R T I F I C A T E

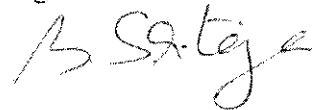
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

FOR KADAKIA & MODI HOUSING


Partner

Signature of the Executants

Date: 01.06.2015



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Shamirpet



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REGISTRATION PLAN SHOWING

BUNGALOW ON PLOT NO.47, FORMING A PART

IN SURVEY NOS. 1139

Situated at

SHAMIRPET VILLAGE,

SHAMIRPET

Mandal, R. R. Dist.

BUILDER:

M/S.KADAKIA & MODI HOUSING, REPRESENTED BY ITS MANAGING PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. SRITEJA BONGU, SON OF MR. BALA MOHAN BONGU

REFERENCE:
AREA: 178

SCALE:
SQ. YDS.

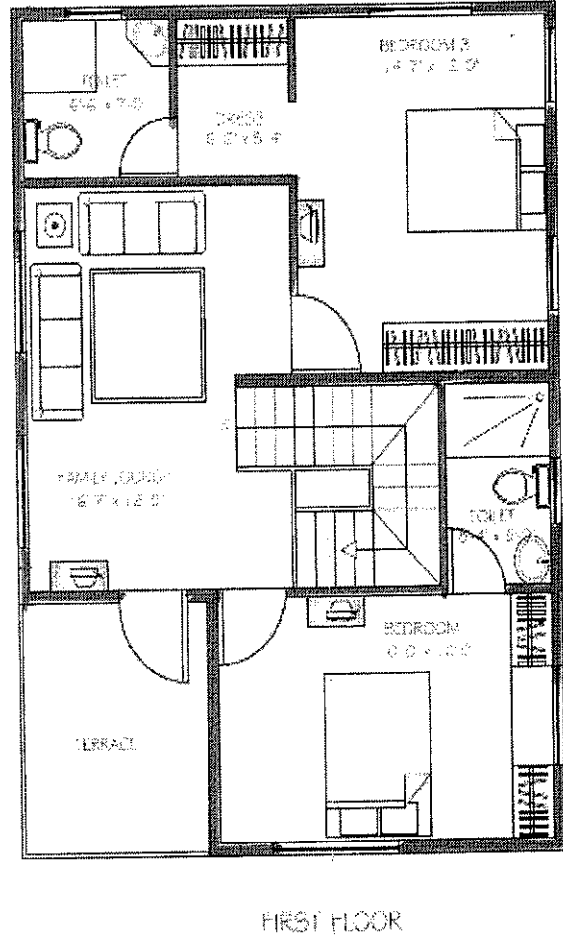
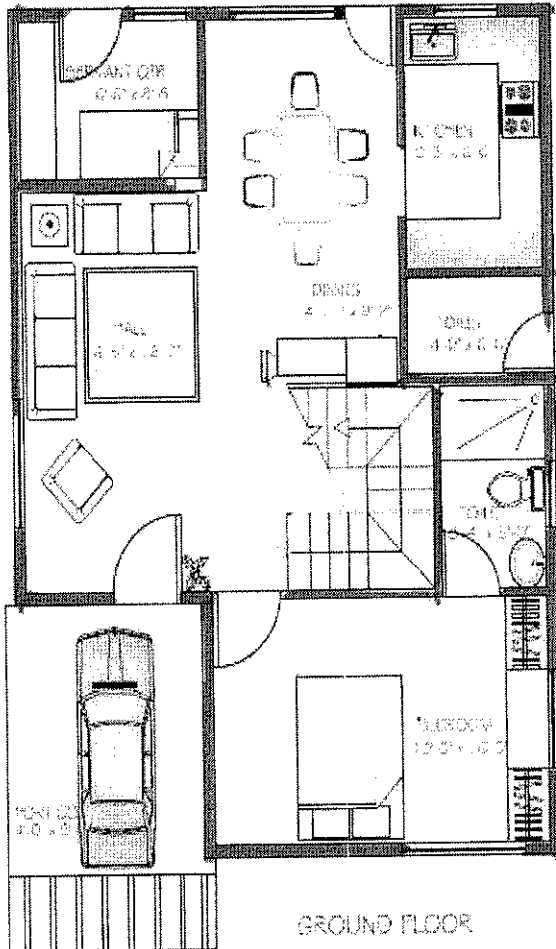
INCL:
SQ. MTRS.



EXCL:



Total Built-up Area – 1849 Sft



WITNESSES:

1. *B R - [Signature]*
2. *RS - [Signature]*

For KADAKIA & MODI HOUSING

Partner

SIGN. OF THE VENDOR

B Sriteja
SIGN. OF THE BUYER

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Shamirpet

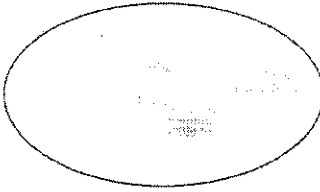


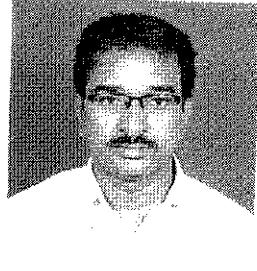
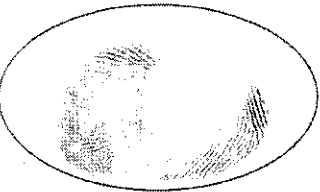
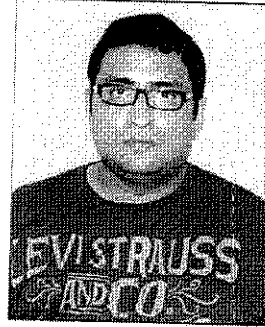


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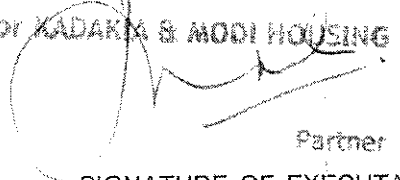
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE GPA NO. 02/BK-IV/2010, Dt: 27.01.2010.</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 2 ND FLOOR, SOHAM MASNION M. G. ROAD SECUNDERABAD
			<u>BUYER:</u> MR. SRITEJA BONGU S/O. MR. BALA MOHAN BONGU R/O. 49-58-5/8/1 NARSIMA NAGAR VISAKHAPATNAM - 530 024.

SIGNATURE OF WITNESSES:

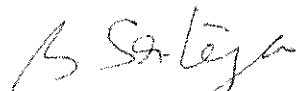
1. 
2. 

For KADAKIA & MODI HOUSING



Partner

SIGNATURE OF EXECUTANTS


SIGNATURE(S) OF BUYER(S)

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Joint SubRegistrar
Shamirpet



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VENDOR:


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

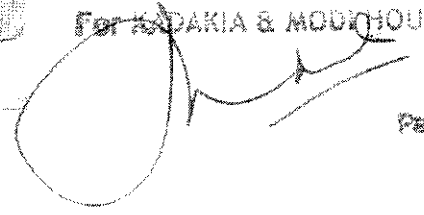
KADAKIA AND MODI HOUSING

22/02/2005
Permanent Account Number:

AAHF8714A



For KADAKIA & MODI HOUSING



Partner

व्यक्ति के नाम पर (PERMANENT ACCOUNT NUMBER)

ABMPM6725H

नाम (NAME)

SOHAM SATISH MODI


पिता के नाम (FATHER'S NAME)

SATISH MANILAL MODI


जन्म तिथि (DATE OF BIRTH)

18-10-1968

हस्ताक्षर (SIGNATURE)



मुख्य कार्यकारी अधिकारी (Chief Commissioner of Income-tax, Andhra Pradesh)



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


PRABHAKAR REDDY K

PADMA REDDY KANDI

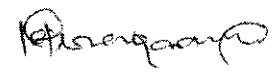

15/01/1974
Permanent Account Number

AWSP8104E

हस्ताक्षर (Signature)



15/01/2005



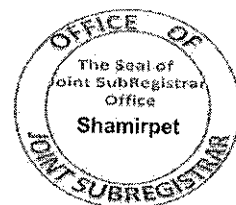
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Shamirpet



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Bun en

DRIVER LICENCE
VICTORIA AUSTRALIA

SRITEJA
BONGU
U 1 27 WAYMAR ST

LICENCE NO.
084456805

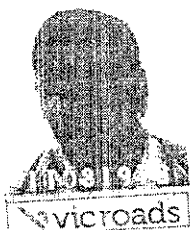
CHELTENHAM VIC 3192

LICENCE EXPIRY
01-04-2020

DATE OF BIRTH
11-06-1978

LICENCE TYPE
R
CAR

CONDITIONS
S



B. Sriteja

CONDITIONS CARRY LICENCE WHEN DRIVING
S Com... ses to... while driving

08-78

01-04-2020

84456805

BONGU
30 PEARCE CCT
POINT COOK

VIC 3030

VERESS by visiting www.vicroads.vic.gov.au
PO Box 777 Carlton Sth 3053



B. Sriteja

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WITNES

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

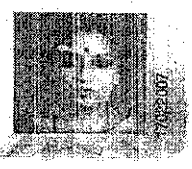
BONGU ANEELA

SURYA NARAYANA BONGU

05/05/1956

Permanent Account Number
AMBPA9004C

B.S.
Signature



B.S. — 6.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

B RAJA RAO

SURYANARAYANA BONGU

15/05/1951

Permanent Account Number

AIBPB4282A

B.R.R.
Signature



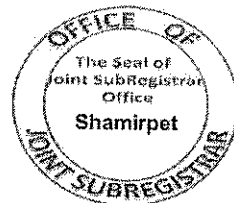
B. R. R.

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